

**CITY COUNCIL MEETING  
CITY HALL  
TUESDAY, JANUARY 20, 2015  
6:00 O'CLOCK P.M.**

**I. Meeting Called to Order**

- A. Opening Prayer
- B. Pledge of Allegiance
- C. Roll Call
- D. Acceptance of Minutes

**II. Unfinished Business Requiring Council Action**

- A. None

**III. New Business Requiring Council Action**

- A. Reading of a Resolution entitled "RESOLUTION NO.\_\_\_\_, 2015, A RESOLUTION APPROVING A DEDUCTION FOR TAX ABATEMENT IN A PREVIOUSLY DESIGNATED ECONOMIC REVITALIZATION AREA PURSUANT TO INDIANA CODE 6-1.1-12.1, ET. SEQ. AND AUTHORIZING THE MAYOR TO EXECUTE THE STATEMENT OF BENEFITS FORM." (Tech Top LHP Realty, LLC Leasing to LHP Technologies, LLC) Carl Malysz
- B. Reading of a Resolution entitled "RESOLUTION NO.\_\_\_\_, 2015, A RESOLUTION APPROVING A DEDUCTION FOR TAX ABATEMENT IN A PREVIOUSLY DESIGNATED ECONOMIC REVITALIZATION AREA PURSUANT TO INDIANA CODE 6-1.1-12.1, ET. SEQ. AND AUTHORIZING THE MAYOR TO EXECUTE THE STATEMENT OF BENEFITS FORM." (LifeDesigns-McKinley, LLC) Carl Malysz
- C. First Reading of an Ordinance entitled "ORDINANCE NO.\_\_\_\_, 2015, AN ORDINANCE VACATING PUBLIC RIGHT-OF-WAY." (Washington – 12<sup>th</sup> Street Alley Vacation). Jeff Bergman

- D.** First Reading of an Ordinance entitled “ORDINANCE NO.\_\_\_\_\_, 2015,  
AN ORDINANCE PROVIDING FOR THE ADDITIONAL  
APPROPRIATION OF FUNDS FOR THE BUDGET YEAR 2015.”  
(Unsafe Building Fund) Jeff Logston

**IV. Other Business**

- A.** Standing Committee and Liaison Reports
- B.** The next regular meeting is scheduled for **Tuesday, February 3, 2015,  
6:00 p.m. in City Hall.**
- C.** Adjournment



January, 13 2015

Mr. Ryan Hou, President  
TechTop LHP Realty LLC  
6889 South International Drive  
Columbus, IN 47201

**RE: Tax Abatement Request – TechTop LHP Realty, LLC Leasing to LHP Technologies, LLC**

Dear Mr. Hou:

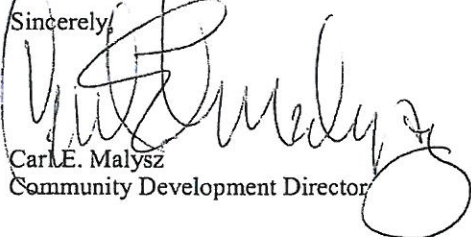
Please be advised of two meetings relative to the above-referenced request that require the presence of a representative of TechTop LHP Realty, LLC.

The Incentive Review Committee of the Common Council will meet at 5:00 p.m. on Tuesday, January 20, 2015, in the Council Chambers, second floor at City Hall to review the request. A representative of TechTop LHP Realty, LLC should be present at that time to explain the proposal and answer questions committee members might have with regard to the request.

The committee will summarize the results of its review at the Common Council meeting, which begins at 6:00 p.m. the same evening. The Common Council will likely take action on a Resolution to authorize execution of the Statement of Benefits form. A copy of this Resolution is attached. It will be necessary for a representative of TechTop LHP Realty, LLC to appear at the Council meeting to answer questions that might be posed by members of the Council or the public.

If you have questions, please call me at (812) 376-2520.

Sincerely,



Carl E. Malysz  
Community Development Director

Attachment

cc: Kristen Brown, Mayor  
Jeff Logston, City Attorney  
Jason Hester, President, Economic Development Corp.



# STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R6 / 10-14)

Prescribed by the Department of Local Government Finance

20 14 PAY 20 15

FORM SB-1 / Real Property

## PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1-1-12, 1-5.1.

This statement is being completed for real property that qualifies under the following Indiana Code (check one box)

- ☒ Redevelopment or rehabilitation of real estate improvements (IC 6-1-1-12 1-4)  
☐ Residentially distressed area (IC 6-1-1-12 1-4 1)

## INSTRUCTIONS

1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
2. The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
3. To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year.
4. A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable IC 6-1-1-12, 1-5, 1(b).
5. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect IC 6-1-1-12 1-17.

## SECTION 1

### TAXPAYER INFORMATION

Name of taxpayer

TechTop LHP Realty, LLC

Address of taxpayer (number and street, city, state, and ZIP code)

6889 South International Drive, Columbus, IN 47201

Name of contact person

Tom Brosey

Telephone number

( 812 ) 342-3028

E-mail address

tom.brosey@lhptechologies.com

## SECTION 2

### LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body

Columbus, Council

Resolution number

Location of property

6889 South International Drive, Columbus, IN 47201

County

Bartholomew

DLGF taxing district number

021

Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary)

New 60,000 square foot distribution facility with six Docks and two overhead doors. An estimated cost of the project is \$2M USD and will use up an estimated four (4) acres of real estate. The new facility will enable us to attract more customers and partners to Columbus as well as employee additional two (2) skilled resources.

Estimated start date (month, day, year)

March 15, 2015

Estimated completion date (month, day, year)

October 15, 2015

## SECTION 3

### ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
0.00	\$0.00	0.00	\$0.00	0.00	\$0.00

## SECTION 4

### ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values	305,400.00	305,400.00
Plus estimated values of proposed project	2,000,000.00	2,000,000.00
Less values of any property being replaced	0.00	0.00
Net estimated values upon completion of project	2,305,400.00	2,305,400.00

## SECTION 5

### WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (pounds) 0.00

Estimated hazardous waste converted (pounds) 0.00

Other benefits

We have commitment from various additional tenants to warehouse and distribute their products from our new facility. This would bring additional new employees to Columbus.

## SECTION 6

### TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.

Signature of authorized representative

Date signed (month, day, year)

12/04/2014

Printed name of authorized representative

Ryan Hou

Title

President of TechTop LHP Realty LLC

# FOR USE OF THE DESIGNATING BODY

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1-1-12-1, provides for the following limitations:

- A. The designated area has been limited to a period of time not to exceed \_\_\_\_\_ calendar years\* (see below). The date this designation expires is \_\_\_\_\_.
- B. The type of deduction that is allowed in the designated area is limited to:
1. Redevelopment or rehabilitation of real estate improvements ☐ Yes ☐ No
  2. Residentially distressed areas ☐ Yes ☐ No
- C. The amount of the deduction applicable is limited to \$ \_\_\_\_\_.
- D. Other limitations or conditions (specify) \_\_\_\_\_.
- E. Number of years allowed: ☐ Year 1 ☐ Year 2 ☐ Year 3 ☐ Year 4 ☐ Year 5 (\* see below)  
☐ Year 6 ☐ Year 7 ☐ Year 8 ☐ Year 9 ☐ Year 10
- F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1-1-12-1-17?  
☐ Yes ☐ No  
 If yes, attach a copy of the abatement schedule to this form.  
 If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (signature and title of authorized member of designating body)	Telephone number ( )	Date signed (month, day, year)
Printed name of authorized member of designating body	Name of designating body	
Attested by (signature and title of attester)	Printed name of attester	

\* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1-1-12-1-17.

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1-1-12-1-4-1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. The deduction period may not exceed ten (10) years. (See IC 6-1-1-12-1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1-1-12-1-17 below.)

## IC 6-1-1-12-1-17

### Abatement schedules

Sec. 17 (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property
  - (2) The number of new full-time equivalent jobs created
  - (3) The average wage of the new employees compared to the state minimum wage
  - (4) The infrastructure requirements for the taxpayer's investment
- (b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.
- (c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

RESOLUTION NO. \_\_\_\_, 2015

RESOLUTION APPROVING A DEDUCTION FOR TAX ABATEMENT  
IN A PREVIOUSLY DESIGNATED ECONOMIC REVITALIZATION AREA  
PURSUANT TO INDIANA CODE 6-1.1-12.1, *ET. SEQ.*  
AND AUTHORIZING THE MAYOR TO EXECUTE  
THE STATEMENT OF BENEFITS FORM

TechTop LHP Realty, LLC leasing to LHP Technologies, LLC  
At 6889 South International Drive, Columbus, Indiana

**WHEREAS**, INDIANA CODE 6-1.1-12.1 allows for a partial abatement of property taxes attributable to the rehabilitation/redevelopment of real property in an Economic Revitalization Area (ERA); and

**WHEREAS**, the Common Council of the City of Columbus, Indiana, has designated certain real estate within the City of Columbus, Indiana as an Economic Revitalization Area (ERA) as contemplated and defined pursuant to INDIANA CODE 6-1.1-12.1-1, *et. seq.*, by the adoption of Resolution 24-2007 by the Common Council on June 5, 2007, which remains in full force and effect; and

**WHEREAS**, INDIANA CODE 6-1.1-12.1, *et seq.* provides that the Common Council of the City of Columbus, Indiana, approve a Statement of Benefits form associated with an application requesting a tax abatement for real property in an area previously designated as an ERA; and

**WHEREAS**, TechTop LHP Realty, LLC leasing to LHP Technologies, LLC filed an Application, Agreement of Cooperation, and a Statement of Benefits form dated December 9, 2014 requesting the approval of a ten (10) year real property tax deduction pursuant to INDIANA CODE 6-1.1-12.1 *et. seq.*, for the purpose of improving real estate within an established ERA located at 6889 South International Drive, Columbus, Indiana (said Statement of Benefits form is attached hereto and incorporated herein as **Exhibit A**); and

**WHEREAS**, pursuant to INDIANA CODE 6-1.1-12.1-3, *et. seq.*, a deduction allowed for improvement to real estate:

1. Shall be for a period of not more than five (5) years if the area is a residentially distressed area; or
2. Shall be either three (3), six (6), or ten (10) years in an economic revitalization area designated before July 1, 2000; or
3. Shall be for a period not to exceed ten (10) years in an economic revitalization area designated after June 30, 2000; and

**WHEREAS**, the Common Council of the City of Columbus, Indiana, deems it to be in the best interest of the City of Columbus, Indiana, in order to stimulate economic development and provide for additional or retained jobs, that such real property tax abatement be granted.

***NOW, THEREFORE, BE IT RESOLVED***, by the Common Council of the City of Columbus, Indiana, after reviewing the Statement of Benefits form and Application submitted by **TechTop LHP Realty, LLC leasing to LHP Technologies, LLC** and after hearing the recommendation of the Incentive Review Committee, that:

1. The application of **TechTop LHP Realty, LLC leasing to LHP Technologies, LLC** meets the requirements for filing of a tax abatement.
2. The Common Council makes the following findings:
  - a. The estimated value of the proposed redevelopment or rehabilitation to the real estate is reasonable for projects of that nature; and
  - b. The estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed redevelopment or rehabilitation of its real property; and
  - c. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed redevelopment or rehabilitation of its real property; and
  - d. Any other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed redevelopment or rehabilitation of its real property; and
  - e. The totality of benefits is sufficient to justify the deduction.
3. **TechTop LHP Realty, LLC leasing to LHP Technologies, LLC's** project represents a major capital investment into the improvement of real estate, and compliments the initiatives of the City of Columbus for economic development.
4. The deduction allowed for real property pursuant to INDIANA CODE 6-1.1-12.1- 3 and 4, *et. seq.* shall be allowed for   10   years;
5. The Mayor of the City of Columbus, Indiana, is hereby authorized by the Common Council of the City of Columbus, Indiana, to execute the Statement of Benefits form attached hereto as **Exhibit A** for purposes of facilitating the real property tax abatement of **TechTop LHP Realty, LLC leasing to LHP Technologies, LLC**.

***ADOPTED BY THE COMMON COUNCIL OF COLUMBUS, INDIANA***, on this \_\_\_\_ day of \_\_\_\_\_ 2015, by a vote of \_\_\_\_ ayes and \_\_\_\_ nays.

\_\_\_\_\_  
Presiding Officer of the  
Common Council

ATTEST:

\_\_\_\_\_  
Clerk of the Common Council

Presented by me to the Mayor of Columbus, Indiana, this \_\_\_\_ day  
of \_\_\_\_\_ 2015 at \_\_\_\_\_ o'clock \_\_\_\_\_.M.

\_\_\_\_\_  
Clerk-Treasurer

Approved and signed by me this \_\_\_\_ day of \_\_\_\_\_ 2015, at  
\_\_\_\_\_ o'clock \_\_\_\_\_.M.

\_\_\_\_\_  
Mayor of the City of  
Columbus, Indiana



January , 13 2015

Ms. Susan Rinne  
Chief Executive Officer  
LifeDesigns, LLC  
200 E. Winslow Rd.  
Bloomington, IN 47401

**RE: Tax Abatement Request – LifeDesigns-McKinley, LLC**

Dear Ms. Rinne:

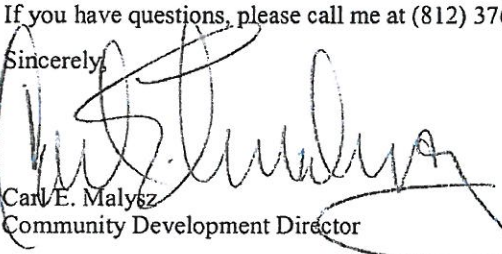
Please be advised of two meetings relative to the above-referenced request that require the presence of a representative of LifeDesigns-McKinley, LLC.

The Incentive Review Committee of the Common Council will meet at 5:00 p.m. on Tuesday, January 20, 2015, in the Council Chambers, second floor at City Hall to review the request. A representative of LifeDesigns-McKinley, LLC should be present at that time to explain the proposal and answer questions committee members might have with regard to the request.

The committee will summarize the results of its review at the Common Council meeting, which begins at 6:00 p.m. the same evening. The Common Council will likely take action on a Resolution to authorize execution of the Statement of Benefits form. A copy of this Resolution is attached. It will be necessary for a representative of LifeDesigns-McKinley, LLC to appear at the Council meeting to answer questions that might be posed by members of the Council or the public.

If you have questions, please call me at (812) 376-2520.

Sincerely,

  
Carl E. Malysz  
Community Development Director

Attachment

cc: Kristen Brown, Mayor  
Jeff Logston, City Attorney  
Jason Hester, President, Economic Development Corp.

## PUBLIC NOTICE

Notice is hereby given of a Public Hearing to be held by the Common Council of the City of Columbus, Indiana, concerning the addition of the following described area to the Economic Revitalization Areas of the City of Columbus, Indiana for construction of residential supported living facilities for people with developmental or physical disabilities employing five full-time and one part-time positions.

HPI/McKinley Ave (Q/359C) - Lot 5 - Parcel Number: 03-96-29-210-001.505-00539°North-855.GIS.3939

HPI/McKinley Ave (Q/359C) - Lot 6 - Parcel Number: 03-96-29-210-001.506-00539°North-855.GIS.3939

HPI/McKinley Ave (Q/359C) - Block B - Parcel Number: 03-96-29-210-001.507-00539°North- 855.GIS.3939

Notice is further given that the hearing will take place at the meeting of the Common Council of the City of Columbus, Indiana on the 3<sup>rd</sup> day of February, 2015, at 6:00 P.M. whereby the Common Council will hear all remonstrance and objections from interested persons.

Documents with regard to said Resolutions are on file at the office of the Bartholomew County Assessor, 440 Third Street, and the office of the Clerk-Treasurer, City Hall, 123 Washington Street, Columbus, Indiana for public viewing.

RESOLUTION NO. \_\_\_\_\_, 2015

**A RESOLUTION DECLARING A CERTAIN AREA WITHIN THE CITY OF COLUMBUS AN ECONOMIC REVITALIZATION AREA AND QUALIFYING CERTAIN REAL PROPERTY AND IMPROVEMENTS FOR PROPERTY TAX ABATEMENT, AND SETTING THE TIME AND PLACE FOR A PUBLIC HEARING THEREON LIFEDESIGNS-MCKINLEY, LLC.**

**AT HPI/McKinley Ave (Q/359C) - Lot 5**

**HPI/McKinley Ave (Q/359C) - Lot**

**HPI/McKinley Ave (Q/359C) - Block B**

**WHEREAS**, the city of Columbus, Indiana recognizes the need to stimulate growth and maintain a sound economy within its corporate limits; and

**WHEREAS**, the Columbus Common Council further recognizes that is in the best interest of the city of Columbus to provide incentives to stimulate investment within the community; and

**WHEREAS**, Indiana code at 6-1.1-12.1 et seq. provides for a program of the real property tax abatement within "economic revitalization areas" and provides the adoption of such a program; and

**WHEREAS**, the Columbus Common Council desires to establish such an "economic revitalization area" within the city of Columbus; and

**WHEREAS**, a certain area legally described and shown on Exhibit "A", which is attached hereto, in the city has become undesirable for, or impossible of, normal development and occupancy because of a **lack of development**, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property; and

**WHEREAS**, LifeDesigns-McKinley, LLC has acquired vacant, undeveloped real estate shown on Exhibit "A" and intend to redevelop the said real estate as the term is contemplated by I.C. 6-1.1-12.1-1(5) and requests said designation; and

**WHEREAS**, the said site is zoned as RS-3 (Residential Single Family) according to an official zoning map of the city of Columbus, State of Indiana which permits the development of the proposed facilities by right; and

**WHEREAS**, in accordance with Indiana Code at 6-1.1-12.1-3 (e) (11) (A), the facility is a multifamily facility that contains at least twenty percent (20%) of the units available for use by low and moderate income individuals, and LifeDesigns – McKinley, LLC has stated it will restrict occupancy to 100% low to moderate persons.

**NOW, THEREFORE BE IT RESOLVED BY THE COLUMBUS COMMON COUNCIL THAT:**

Section 1. The area legally described and shown on the attached Exhibit "A" is found to be an area within its jurisdiction and meets the statutory criteria of an economic revitalization area as set forth under Indiana Code 6-1.1-12.1 et seq.

Section 2. The Columbus Common Council hereby determines that it is in the best interests of the city to allow deductions under I.C. 6-1.1-12.1 et seq. within the said revitalization area.

Section 3. The Columbus Common Council hereby determines that the area legally described and shown on the attached Exhibit "A" is hereby declared an economic revitalization area as that phrase is used and intended under the provisions of Indiana code 6-1.1-12.1 et seq.

Section 4. The Columbus Common Council hereby further declares that any and all improvements placed on the real estate described in Exhibit "A" attached hereto, after the date of the adoption of this resolution by the Columbus Common Council shall, along with the said real estate, be eligible for property tax abatement pursuant to the provisions of 6-1.1-12.1 et seq.

Section 5. This resolution shall be effective immediately upon its passage, subject to the notice and hearing provisions of I.C. 6-1.1-12.1-2.5 and 5-3-1. The hearing contemplated by said statute shall be held at the time and place of the next regularly scheduled meeting for the Columbus Common Council, or at a reasonable time thereafter. At such meeting, the Columbus Common Council shall take final action determining whether the qualifications for the economic revitalization area (as to the real estate) have been met, and shall confirm, modify and confirm, or rescind the resolution. Such determination and final action by the Council shall be binding upon all affected parties, subject to the appeal procedures contemplated by I.C.6-1.1-12.1-1 et seq.

***ADOPTED BY THE COMMON COUNCIL OF COLUMBUS, INDIANA***, on this the \_\_\_\_ day of \_\_\_\_\_, 2015, by a vote of \_\_\_\_ ayes and \_\_\_\_ nays.

---

Kristen S. Brown, Mayor  
Presiding Officer of the Common Council

Resolution No. \_\_, 2015

Page Three

ATTEST:

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Luann Welmer  
Clerk of the Common Council

Presented by me to the Mayor of Columbus, Indiana, this \_\_\_\_ day  
of \_\_\_\_, 2015 at \_\_\_\_ o'clock \_\_\_\_ .M.

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Luann Welmer  
Clerk-Treasurer

Approved and signed by me this \_\_\_\_ day of \_\_\_\_, 2015, at  
\_\_\_\_ o'clock \_\_\_\_ .M.

---

Kristen S. Brown  
Mayor of the City of Columbus, Indiana

## Exhibit A

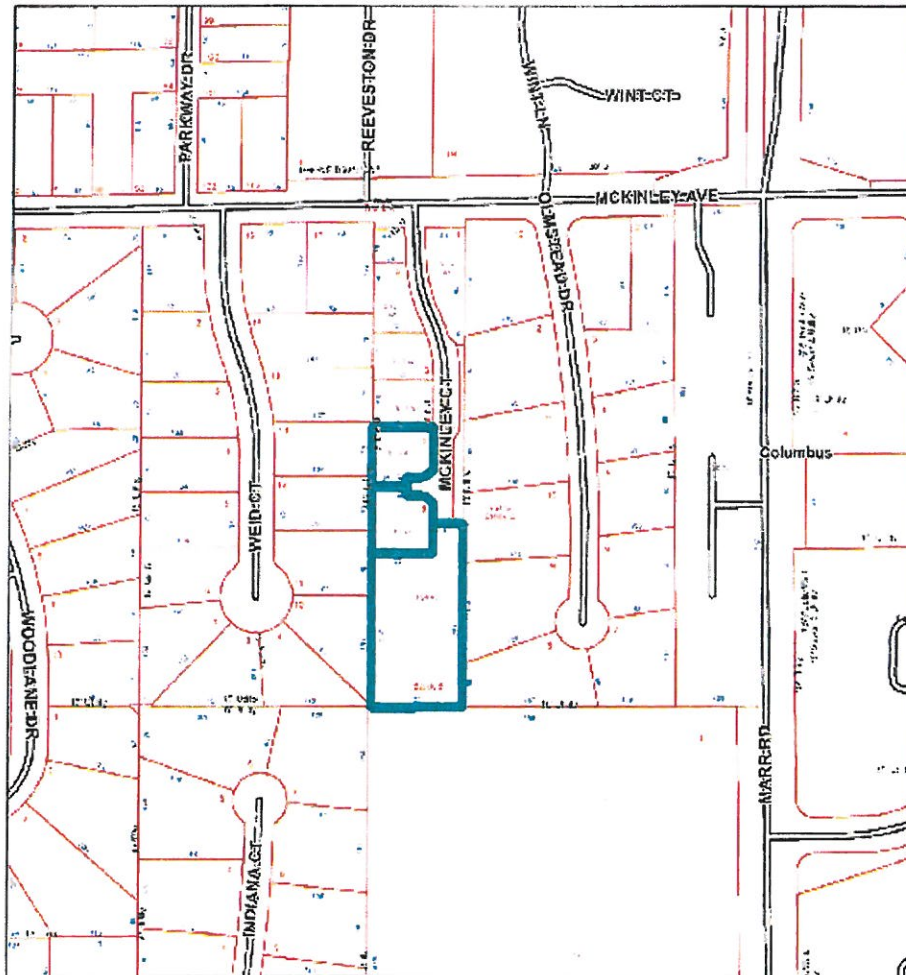
### Legal Description of LifeDesigns-McKinley, LLC Property

HPI/McKinley Ave (Q/359C) - Lot 5 - Parcel Number: 03-96-29-210-001.505-00539°North- 855.GIS.3939

HPI/McKinley Ave (Q/359C) - Lot 6 - Parcel Number: 03-96-29-210-001.506-00539°North- 855.GIS.3939

HPI/McKinley Ave (Q/359C) - Block B - Parcel Number: 03-96-29-210-001.507-00539°North- 855.GIS.3939

### McKinley Ct, Columbus, IN



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RESOLUTION NO. \_\_\_\_\_, 2015

**A RESOLUTION CONFIRMING RESOLUTION No. \_\_, 2015,**  
**THE DECLARATION OF A CERTAIN AREA PROPOSED TO BE WITHIN THE**  
**CITY OF COLUMBUS, AN ECONOMIC REVITALIZATION AREA AND**  
**QUALIFYING CERTAIN REAL PROPERTY FOR PROPERTY TAX**  
**ABATEMENT**

**LIFEDESIGNS-MCKINLEY, LLC. AT**  
**HPI/McKinley Ave (Q/359C) - Lot 5**  
**HPI/McKinley Ave (Q/359C) - Lot**  
**HPI/McKinley Ave (Q/359C) - Block B**

**WHEREAS**, the City of Columbus (hereinafter "City"), Indiana, recognizes the need to stimulate growth and maintain a sound economy; and

**WHEREAS**, the Columbus Common Council ("Council") further recognizes that it is in the best interest of the City to provide incentives to stimulate investment within the community; and

**WHEREAS**, Indiana Code 6-1.1-12.1 et seq. provides for a program of real property and personal property tax abatement within "Economic Revitalization Areas" ("ERA"); and

**WHEREAS**, Indiana Code 6-1.1-12.1 et seq. empowers the Council to designate Economic Revitalization Areas by following a procedure involving adoption of a preliminary declaratory resolution, providing public notice, conducting a public hearing and adopting a final resolution confirming the declaratory resolution or a modified version of the declaratory resolution or rescinding the declaratory resolution; and

**WHEREAS**, LifeDesigns-McKinley, LLC is scheduled to become the owners of the entire fee interest in certain real estate which after annexation of a part of the real estate, will be entirely in the City, which is legally described in **Exhibit "A"** (attached hereto and incorporated herein); and

**WHEREAS**, during a previous Council meeting, the Council received evidence about whether the area legally described on **Exhibit "A"** should be designated as an Economic Revitalization Area upon annexation to the City, and on January 20, 2015, the Council adopted Declaratory Resolution, Columbus Common Council Resolution No. \_\_, 2015 (hereinafter "Resolution No. \_\_, 2015"), designating the area described on **Exhibit "A"** as an Economic Revitalization Area upon annexation to the City and fixed 6:00 p.m., on February 3<sup>rd</sup>, 2015, in the Council Chambers, Columbus City Hall, 123 Washington Street, Columbus, Indiana, for a final public hearing for the receiving of any remonstrances or objections from any person in or affected by the area legally described on **Exhibit "A"** or its designation as an Economic Revitalization; and

**WHEREAS**, proper legal notice was published indicating the adoption of Resolution No. \_\_\_, 2015, and stating when and where the public hearing would be held; and

**WHEREAS**, at such public hearing, any and all additional evidence and testimony along with any and all remonstrances and objections presented were considered, and such additional evidence and testimony either confirm the Council's determination that the said real estate will be an Economic Revitalization Area after annexation of the area to the City qualified for property tax abatement or did not refute that determination.

**NOW, THEREFORE, BE IT RESOLVED THE COLUMBUS COMMON COUNCIL THAT:**

**Section 1.** The Columbus Common Council hereby takes "final action" as that phrase is contemplated in Indiana Code 6-1.1-12.1 et seq. with regard to the adoption of Columbus Common Council Resolution No \_\_\_, 2015, on \_\_\_\_\_, 2015.

**Section 2.** The Columbus Common Council hereby confirms certain findings made with Resolution No. \_\_\_, 2015, and make such additional findings and determinations as follows:

1. That said described property in **Exhibit "A"** will be located within the jurisdiction of Columbus Common Council for purposes set forth in Indiana Code 6-1.1-12.1-2 et seq., contingent upon completion of the annexation of the Area to the City of Columbus; and
2. That this Council has determined, based on information provided by the applicant and other evidence before the Council, that this site has become undesirable for or impossible of normal development and occupancy inasmuch as normal development and **growth has not occurred** on the subject property and is not expected to occur without the current proposed additional financial incentives; and
3. That the improvement of the real estate described herein would be to the benefit and welfare of all citizens and taxpayers of the City of Columbus; and
4. That upon designation of the Area described in **Exhibit A** as an "Economic Revitalization Area" the subject property will be redeveloped and will provide employment opportunities to residents of the City of Columbus and the County of Bartholomew.

**Section 3.** The Economic Revitalization Area designation will terminate ten (10) years after \_\_\_\_\_, 2015. However, this proposed termination does not limit the period of time the applicant or the successor owner is entitled to receive a partial abatement of property taxes relative to redevelopment or rehabilitation activities completed or the installation of new manufacturing equipment before the date the Economic Revitalization Area designation is terminated.

**Section 4.** Two (2) copies of **Exhibit "A"**, which describes the Economic Revitalization Area, are on file in the office of Clerk-Treasurer of Columbus, Indiana, and the Common Council directs the Clerk-Treasurer to maintain for public inspection two (2) copies of said **Exhibit "A"** in the files of the Clerk-Treasurer.

**Section 5.** A certified copy of this Resolution shall be sent to the Bartholomew County Auditor.

**Section 6.** The Council hereby confirms Columbus Common Council Resolution No. \_\_\_\_, 2015, adopted \_\_\_\_\_, 2015, and the designated area described on **Exhibit "A"** will become an Economic Revitalization Area upon completion of the annexation of said area to the City of Columbus..

**Section 7.** The sections, paragraphs, sentences, clauses and phrases of this Resolution are separable, and if any phrase, clause, sentence, paragraph or section of this Resolution shall be declared unconstitutional, invalid or unenforceable by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality, invalidity, or under enforceability shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Resolution.

**Section 8.** This Resolution shall be effective immediately upon its passage, subject to the appeal proceedings through the court action contemplated by Indiana Code 6-1.1-12.1 et seq.

***ADOPTED BY THE COMMON COUNCIL OF COLUMBUS, INDIANA***, on this the \_\_\_\_\_ day of \_\_\_\_\_, 2015, by a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

\_\_\_\_\_  
Kristen S. Brown, Mayor  
Presiding Officer of the Common Council

ATTEST:

\_\_\_\_\_  
Luann Welmer  
Clerk of the Common Council

Presented by me to the Mayor of Columbus, Indiana, this \_\_\_\_\_ day of  
\_\_\_\_\_, 2015 at \_\_\_\_\_ o'clock \_\_\_\_\_ .M.

\_\_\_\_\_  
Luann Welmer  
Clerk-Treasurer

Approved and signed by me this \_\_\_\_\_ day of \_\_\_\_\_, 2015, at  
\_\_\_\_\_ o'clock \_\_\_\_\_ M.

\_\_\_\_\_  
Kristen S. Brown  
Mayor of the City of Columbus, Indiana

## Exhibit A

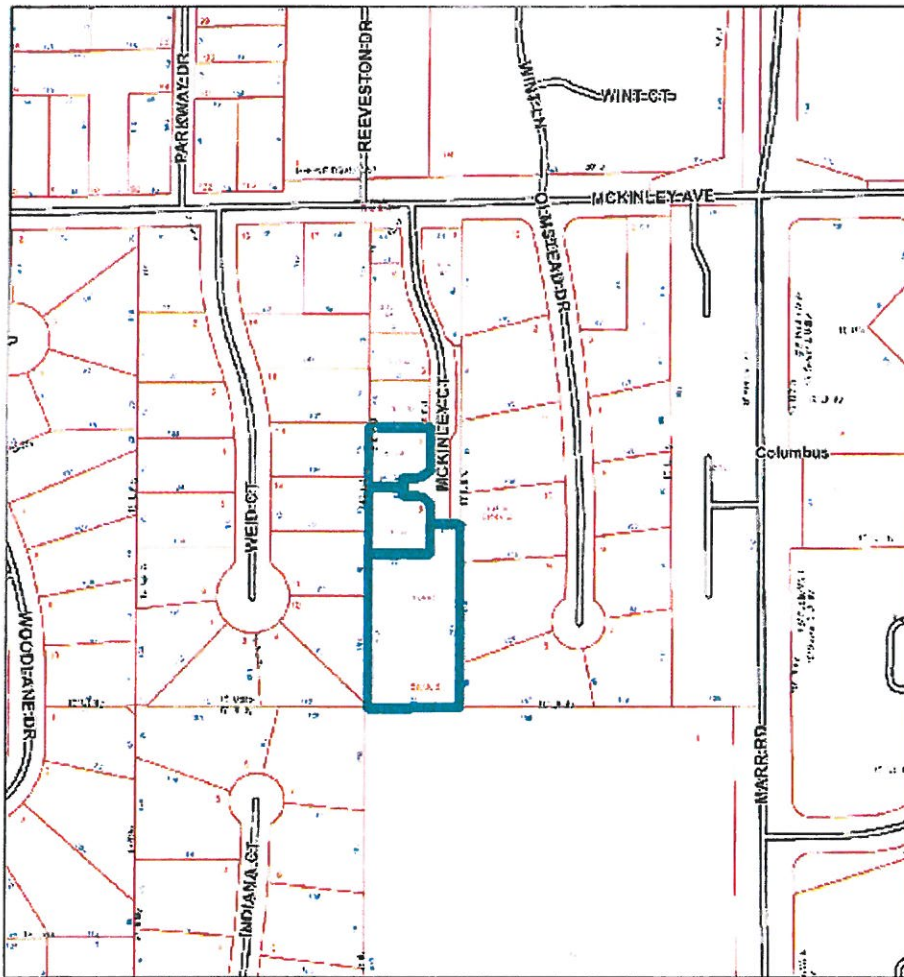
### Legal Description of LifeDesigns-McKinley, LLC Property

HPI/McKinley Ave (Q/359C) - Lot 5 - Parcel Number: 03-96-29-210-001.505-00539°North- 855.GIS.3939

HPI/McKinley Ave (Q/359C) - Lot 6 - Parcel Number: 03-96-29-210-001.506-00539°North- 855.GIS.3939

HPI/McKinley Ave (Q/359C) - Block B - Parcel Number: 03-96-29-210-001.507-00539°North- 855.GIS.3939

### McKinley Ct, Columbus, IN



Aug. 18, 2014

1:2,000  
0 20.15 20.30 20.45  
0 0.025 0.050 0.075

RESOLUTION NO. \_\_\_\_, 2015

**RESOLUTION APPROVING A DEDUCTION FOR TAX ABATEMENT  
IN A PREVIOUSLY DESIGNATED ECONOMIC REVITALIZATION AREA  
PURSUANT TO INDIANA CODE 6-1.1-12.1, *ET. SEQ.*  
AND AUTHORIZING THE MAYOR TO EXECUTE  
THE STATEMENT OF BENEFITS FORM**

**LifeDesigns-McKinley, LLC AT  
HPI/McKinley Ave (Q/359C) - Lot 5  
HPI/McKinley Ave (Q/359C) - Lot  
HPI/McKinley Ave (Q/359C) - Block B**

**WHEREAS**, INDIANA CODE 6-1.1-12.1 et seq. allows for a partial abatement of property taxes attributable to the rehabilitation/redevelopment of real property in an Economic Revitalization Area (ERA); and

**WHEREAS**, the Common Council of the City of Columbus, Indiana, has designated certain real estate within the City of Columbus, Indiana as an Economic Revitalization Area (ERA) as contemplated and defined pursuant to INDIANA CODE 6-1.1-12.1-1, et. seq., by the adoption of Resolution 24-2007 by the Common Council on June 5, 2007, which remains in full force and effect; and

**WHEREAS**, INDIANA CODE 6-1.1-12.1, et seq. provides that the Common Council of the City of Columbus, Indiana, approve a Statement of Benefits form associated with an application requesting a tax abatement for real property in an area previously designated as an ERA; and

**WHEREAS**, LifeDesigns-McKinley, LLC filed an Application, Agreement of Cooperation, and a Statement of Benefits form dated December 9, 2014 requesting the approval of a ten (10) year real property tax deduction pursuant to INDIANA CODE 6-1.1-12.1 et. seq., for the purpose of improving real estate within an established ERA located at HPI/McKinley Ave (Q/359C) - Lot 5, HPI/McKinley Ave (Q/359C) - Lot 6, HPI/McKinley Ave (Q/359C) - Block B, Columbus, Indiana (said Statement of Benefits form is attached hereto and incorporated herein as **Exhibit A**); and

**WHEREAS**, pursuant to INDIANA CODE 6-1.1-12.1 et seq., the Common Council shall determine the amount and term of the deduction; and

**WHEREAS**, the Common Council of the City of Columbus, Indiana, deems it to be in the best interest of the City of Columbus, Indiana, in order to stimulate economic development and provide for additional or retained jobs, that such real property tax abatement be granted.

**NOW, THEREFORE, BE IT RESOLVED**, by the Common Council of the City of Columbus, Indiana, after reviewing the Statement of Benefits form and Application submitted by LifeDesigns-McKinley, LLC and after hearing the recommendation of the Incentive Review Committee, that:

1. The application of **LifeDesigns-McKinley, LLC** meets the requirements for filing of a tax abatement.
2. The Common Council makes the following findings:
  - a. The estimated value of the proposed redevelopment or rehabilitation to the real estate is reasonable for projects of that nature; and
  - b. The estimate of the number of individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed redevelopment or rehabilitation of its real property; and
  - c. The estimate of the annual salaries of those individuals who will be employed or whose employment will be retained can be reasonably expected to result from the proposed redevelopment or rehabilitation of its real property; and
  - d. Any other benefits about which information was requested are benefits that can be reasonably expected to result from the proposed redevelopment or rehabilitation of its real property; and
  - e. The totality of benefits is sufficient to justify the deduction.
3. **LifeDesigns-McKinley, LLC's** project represents a major capital investment into the improvement of real estate, and compliments the initiatives of the City of Columbus for economic development.
4. The deduction term allowed for real property improvements shall be allowed for 10 years;
5. The deduction amount for real property improvements shall be 100% for each year.
6. The Mayor of the City of Columbus, Indiana, is hereby authorized by the Common Council of the City of Columbus, Indiana, to execute the Statement of Benefits form attached hereto as **Exhibit A** for purposes of facilitating the real property tax abatement of **LifeDesigns-McKinley, LLC**.

**ADOPTED BY THE COMMON COUNCIL OF COLUMBUS, INDIANA**, on this \_\_\_\_ day of \_\_\_\_\_ 2015, by a vote of \_\_\_\_ ayes and \_\_\_\_ nays.

\_\_\_\_\_  
Presiding Officer of the  
Common Council

ATTEST:

\_\_\_\_\_  
Clerk of the Common Council

Presented by me to the Mayor of Columbus, Indiana, this \_\_\_\_ day  
of \_\_\_\_\_ 2015 at \_\_\_\_\_ o'clock \_\_\_\_\_.M.

\_\_\_\_\_  
Clerk-Treasurer

Approved and signed by me this \_\_\_\_ day of \_\_\_\_\_ 2015, at  
\_\_\_\_\_ o'clock \_\_\_\_\_.M.

\_\_\_\_\_  
Mayor of the City of  
Columbus, Indiana



# STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R6 / 10-14)

Prescribed by the Department of Local Government Finance

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- ☒ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)  
☐ Residentially distressed area (IC 6-1.1-12.1-4.1)

20\_\_ PAY 20\_\_

FORM SB-1 / Real Property

## PRIVACY NOTICE

Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

### INSTRUCTIONS:

1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
2. The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
3. To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year.
4. A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
5. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

## SECTION 1

### TAXPAYER INFORMATION

Name of taxpayer <b>LifeDesigns, Inc. (Request is on behalf of LifeDesigns-McKinley, LLC, a to-be-formed entity.)</b>		
Address of taxpayer (number and street, city, state, and ZIP code) <b>200 East Winslow Drive, Bloomington, IN 47401</b>		
Name of contact person <b>Susan Rinne, CEO</b>	Telephone number <b>( 800 ) 875-9615</b>	E-mail address <b>srinne@livedesignsinc.org</b>

## SECTION 2

### LOCATION AND DESCRIPTION OF PROPOSED PROJECT

Name of designating body <b>City of Columbus</b>		Resolution number
Location of property <b>Lot 5, Lot 6, and Block B, McKinley Ct, Columbus, 47201</b>	County <b>Bartholomew</b>	DLGF taxing district number <b>03-005</b>
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) <b>The project involves the new construction of multifamily residential facilities for people with developmental or physical disabilities, and 100% of the residential units will be available for use by low- and moderate-income individuals.</b>		Estimated start date (month, day, year) <b>12/01/2015</b>
		Estimated completion date (month, day, year) <b>08/31/2016</b>

## SECTION 3

### ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current number	Salaries	Number retained	Salaries	Number additional	Salaries
<b>0.00</b>	<b>\$0.00</b>	<b>0.00</b>	<b>\$0.00</b>	<b>5.25</b>	<b>\$105,040.00</b>

## SECTION 4

### ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT

	REAL ESTATE IMPROVEMENTS	
	COST	ASSESSED VALUE
Current values	41,500.00	36,500.00
Plus estimated values of proposed project	797,700.00	263,524.00
Less values of any property being replaced	0.00	0.00
Net estimated values upon completion of project	839,200.00	300,024.00

## SECTION 5

### WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER

Estimated solid waste converted (pounds) <b>0.00</b>	Estimated hazardous waste converted (pounds) <b>0.00</b>
--	--

Other benefits
----------------

## SECTION 6

### TAXPAYER CERTIFICATION

I hereby certify that the representations in this statement are true.	
Signature of authorized representative 	Date signed (month, day, year) <b>1/5/2015</b>
Printed name of authorized representative <b>Susan Rinne</b>	Title <b>CEO</b>

# FOR USE OF THE DESIGNATING BODY

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

- A. The designated area has been limited to a period of time not to exceed \_\_\_\_\_ calendar years\* (*see below*). The date this designation expires is \_\_\_\_\_.
- B. The type of deduction that is allowed in the designated area is limited to:
1. Redevelopment or rehabilitation of real estate improvements ☐ Yes ☐ No
  2. Residentially distressed areas ☐ Yes ☐ No
- C. The amount of the deduction applicable is limited to \$ \_\_\_\_\_.
- D. Other limitations or conditions (*specify*) \_\_\_\_\_
- E. Number of years allowed: ☐ Year 1 ☐ Year 2 ☐ Year 3 ☐ Year 4 ☐ Year 5 (\* *see below*)  
☐ Year 6 ☐ Year 7 ☐ Year 8 ☐ Year 9 ☐ Year 10
- F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?  
☐ Yes ☐ No  
 If yes, attach a copy of the abatement schedule to this form.  
 If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved ( <i>signature and title of authorized member of designating body</i> )	Telephone number ( )	Date signed ( <i>month, day, year</i> )
Printed name of authorized member of designating body	Name of designating body	
Attested by ( <i>signature and title of attester</i> )	Printed name of attester	

\* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. The deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

## IC 6-1.1-12.1-17

### Abatement schedules

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

- (1) The total amount of the taxpayer's investment in real and personal property.
  - (2) The number of new full-time equivalent jobs created.
  - (3) The average wage of the new employees compared to the state minimum wage.
  - (4) The infrastructure requirements for the taxpayer's investment.
- (b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.
- (c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

AGREEMENT OF COOPERATION

We, the undersigned, agree to participate and cooperate with the City of Columbus, Indiana and/or its designated agencies and the Common Council of the City of Columbus for purposes of an annual review, required by Indiana Law as it relates to economic revitalization area or economic development target area designation and tax abatement issues.

LifeDesigns, Inc.

DATE: 1-6-15

Brian O'Neill

Brian O'Neill, Chair

Becky Wann

Becky Wann, Treasurer

SS-

STATE OF INDIANA  
COUNTY OF MONROE

Before me, a Notary Public, in and for said County and State, personally appeared Brian O'Neill and Becky Wann the President and Treasurer respectively of LifeDesigns, Inc., who acknowledged execution of the foregoing Agreement for and on behalf of LifeDesigns, Inc. and the to-be-formed LifeDesigns-McKinley, LLC, and who, having been duly sworn, stated that the representations therein contained are true,

Witness my hand and Notarial Seal on this, the 6th day of January, 20 15.

My Commission Expires:

May 9, 2016

Barbara A. Sandage

Signature: Notary Public

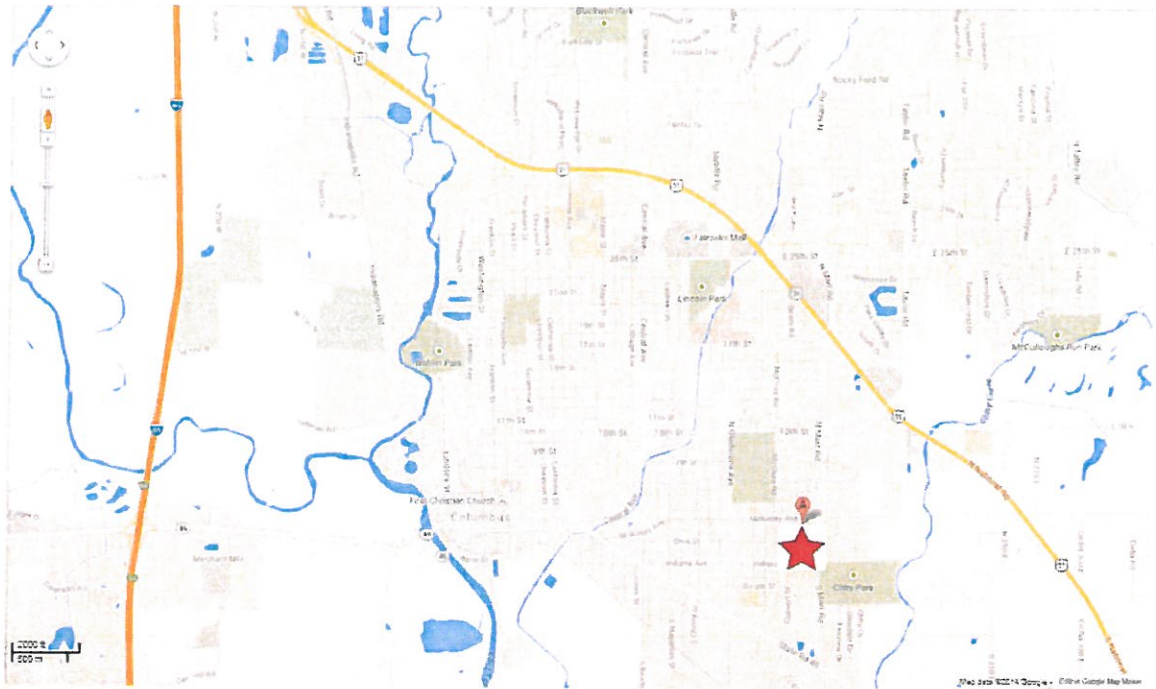
County of Residence

Lawrence

Barbara A. Sandage  
(Printed)



**LIFEDesigns at McKinley, McKinley Court, Columbus, IN**  
**Location Maps and Site Photos**



**LIFEDesigns at McKinley – Phase I Site (Looking South)**



**LIFEDesigns at McKinley – Phase I Site (Looking Southwest)**



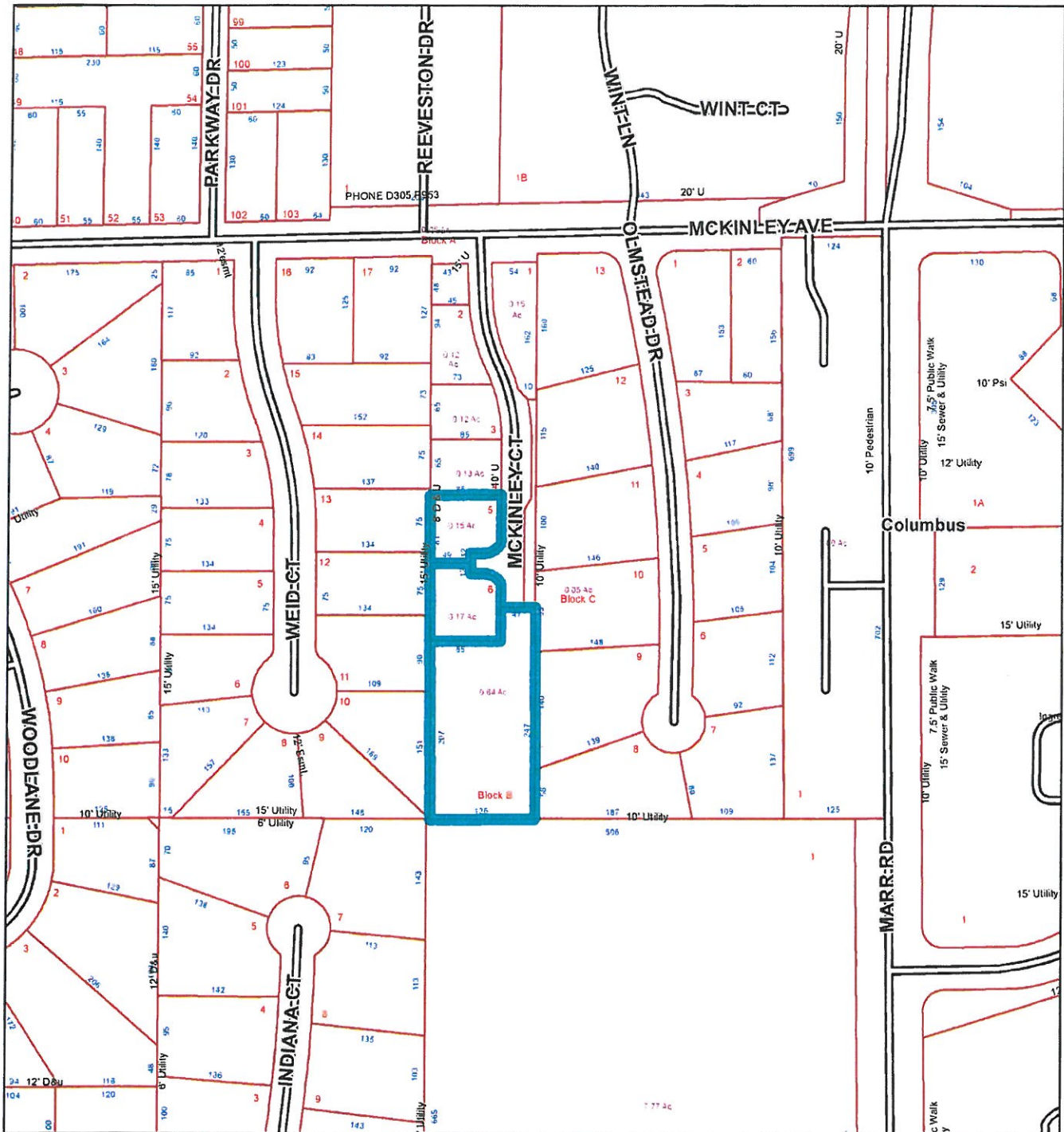
**LIFEDesigns at McKinley – Phase II Site (Looking Northwest)**



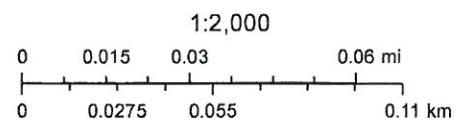
**Existing Houses on McKinley Court (Looking West, North of Phase II Site)**



# McKinley Ct, Columbus, IN



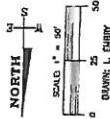
August 19, 2014



# HPI/MCKINLEY AVENUE

A PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 9 NORTH,  
RANGE 6 EAST LYING IN COLUMBUS TOWNSHIP, BARTHOLOMEW COUNTY, INDIANA.

SHEET 1 OF 2



FND BCS CONC MON  
RECORDED, NE 1/4, NW 1/4  
SEC. 23, 19N, R6E

95' DEDICATED  
RIGHT OF WAY  
4,378 S.F.

28' DEDICATED  
RIGHT OF WAY  
13,393 S.F.

MCKINLEY COURT  
P.B. 5", P.C. 10'

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# HPI/MCKINLEY AVENUE

A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 6 EAST LYING IN COLUMBIAN TOWNSHIP, BARTHOLOMEW COUNTY, INDIANA.

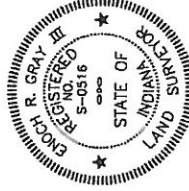
SHEET 2 OF 2

## PROPERTY DESCRIPTION

(INSTRUMENT #95-2824)  
A PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 9 NORTH, RANGE 6 EAST, DESCRIBED AS FOLLOWS:  
COMMENCING ON THE NORTH LINE OF OHIO STREET, WHEN EXTENDED EAST AT A POINT 1205 FEET EAST OF THE EAST LINE OF HUGHES SECOND EAST SIDE ADDITION TO THE TOWN OF EAST COLUMBUS; THENCE S 89° 15' 00" E 1205 FEET TO THE EAST LINE OF OHIO STREET; THENCE S 89° 15' 00" E 1205 FEET TO THE NORTH LINE OF OHIO STREET; THENCE S 89° 15' 00" E 1205 FEET TO THE NORTH LINE OF OHIO STREET, WHEN EXTENDED EAST; THENCE WEST 126 FEET TO THE PLACE OF BEGINNING, AND CONTAINING TWO (2) ACRES, SITUATE IN BARTHOLOMEW COUNTY, INDIANA.

I, ENOCH R. GRAY, III, HEREBY STATE THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED IN ACCORDANCE WITH THE LAWS OF THE STATE OF INDIANA. I HAVE PERSONALLY EXAMINED THE PLAT AND THE INSTRUMENT REPRESENTS A SURVEY COMPLETED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION IN MAY OF 2002. THAT ANY CHANGES FROM THE DESCRIPTION APPEARING ON THE LAST REDDOR TRANSFER OF THE LAND CONTAINED IN THE PLAT ARE SO INDICATED. THAT THE INSTRUMENT SHOWN THEREON ACTUALLY EXIST OR WILL BE INSTALLED. THAT I HAVE MADE NO REFERENCE TO ANY PREVIOUS SURVEY OR TO THE SURVIVABILITY OF THIS REAL ESTATE FOR THE CONSTRUCTION OF EASEMENTS.

ENOCH R. GRAY, III DATE 8.12.02



IN ACCORDANCE WITH THE INDIANA SURVEY STANDARDS AS DEFINED IN INDIANA ADMINISTRATIVE CODE 845 IAC 1-12 (RULE 12), A BOUNDARY SURVEY AND REPORT WAS PERFORMED IN A PREVIOUS SURVEY RECORDED IN PLAT BOOK "O", PAGE 324C.

## OWNERS CERTIFICATE

WE, THE UNDERSIGNED, HOUSING PARTNERSHIPS, INC., OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY CERTIFY THAT WE LAY OFF, PLAT AND SUBDIVIDE, SAID REAL ESTATE IN ACCORDANCE WITH THIS PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS "HPI/MCKINLEY AVENUE" CONSISTING OF 6 LOTS NUMBERED LOT 1-A AND 3 BLOCKS ADJACENT BLOCKS "A", "B", AND "C", CONTAINING 1.98 ACRES.

CLEAR TITLE TO THE LAND CONTAINED IN THIS SUBDIVISION IS GUARANTEED.

THE SETBACK LINES SHALL BE DETERMINED BY THE REGULATIONS OF THE COLUMBIAN, INDIANA, ZONING ORDINANCE OF CURRENT APPLICATION.

THE PUBLIC STREETS AND ALLEYS SHOWN AND DESIGNATED AS SUCH AND ANY HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC AND NO OTHER PURPOSES DESIGNATED HEREON.

THERE ARE STRIPS OF GROUND SHOWN ON THIS PLAT AND MARKED EASEMENT RESERVED FOR THE USE OF PUBLIC UTILITIES AND SUBJECT TO THE PARAMOUNT RIGHT OF THE UTILITY OR CITY TO INSTALL, REPAIR, MAINTAIN OR REPLACE ITS INSTALLATION.

ALL DRAINAGE EASEMENTS DERIVED ON THE PLAT ARE SPECIFICALLY AUTHORIZED TO BE USED FOR DRAINAGE PURPOSES. ALL GRADES SHALL BE MAINTAINED AS CONSTRUCTED. ADDITIONAL CUT AND FILL WORK WITHIN DRAINAGE EASEMENTS IS PROHIBITED UNLESS AUTHORIZED BY THE ENGINEERING DEPARTMENT.

MAINTENANCE OF BLOCKS "A", "B", AND "C" AS SHOWN ON THE FACE OF THIS PLAT SHALL BE BY THE OWNER AND DEVELOPER, HOUSING PARTNERSHIPS, INC. IN SUCH TIME OWNERSHIP IS TRANSFERRED AS DESCRIBED IN "RESTRICTIVE COVENANTS" (SECTION 13) RECORDED WITH THIS PLAT.

WITNESS OUR HAND AND SEAL THIS 13 DAY OF August, 2002.

HOUSING PARTNERSHIPS, INC.

Mark Underbank Terry Shaw, Chairman of the Board  
MARK UNDERBANK, PRESIDENT

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED MARK C. UNDERBANK, PRESIDENT AND TERRY SHAW, CHAIRMAN OF THE BOARD OF HOUSING PARTNERSHIPS, INC., AND THEY REQUESTED THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREON EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS 13 DAY OF August, 2002.

Camille Munn Bartholomew  
NOTARY PUBLIC  
COUNTY OF RESIDENCE



1-8-2007  
MY COMMISSION EXPIRES

## PRIMARY APPROVAL

THIS PLAT RECEIVED PRIMARY APPROVAL FROM THE COLUMBIAN CITY PLAN COMMISSION AT A MEETING HELD August 21, 2002.

## SECONDARY APPROVAL

ALL CONDITIONS OF PRIMARY APPROVAL HAVE BEEN MET AND THIS PLAT IS GRANTED SECONDARY APPROVAL.  
APPROVED BY THE PLANNING DEPARTMENT August 21, 2002

Robert Hunt  
ROBERT HUNT, PLANNING DIRECTOR

VOID UNLESS RECORDED BY August 21, 2002

## BOARD OF PUBLIC WORKS AND SAFETY APPROVAL

BE IT RESOLVED BY THE BOARD OF PUBLIC WORKS AND SAFETY, CITY OF COLUMBIAN, INDIANA, THAT THE DEDICATIONS SHOWN ON THIS PLAT ARE HEREBY APPROVED AND ACCEPTED THIS 20th DAY OF August, 2002.

Fred L. Armstrong  
FRED L. ARMSTRONG, CLERK

William P. Russell  
WILLIAM P. RUSSELL, NUMBER  
ATTEST: JOHN M. BAUGH  
CLERK TREASURER

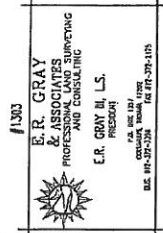
## AUDITOR CERTIFICATE

THE REAL PROPERTY HAS BEEN DULY ENTERED FOR TAXATION AND TRANSFERRED ON THE RECORDS OF THE AUDITOR OF BARTHOLOMEW COUNTY, THIS 22nd DAY OF August, 2002.

Vernon Jewell  
VERNON JEWELL, BARTHOLOMEW COUNTY AUDITOR

RECORDING CERTIFICATE  
IN PLAT BOOK Q, PAGE 359 C, THIS 20th DAY OF August, 2002.  
AT 2:05 O'CLOCK P.M.  
INSTRUMENT NO. #2002-12989 FEE PAID \$23.00

Rosalyn C. Norman  
ROSALYN C. NORMAN, BARTHOLOMEW COUNTY RECORDER





ESTIMATED VALUE OF TAX ABATEMENT

LIFEDESIGNS AT MCKINLEY, COLUMBUS

YEAR	ESTIMATED TAX LIABILITY	ABATEMENT %	ESTIMATED VALUE OF ABATEMENT	ESTIMATED TAXES TO BE PAID
1	\$6,000	100%	\$6,000	\$0
2	\$6,180	100%	\$6,180	\$0
3	\$6,365	100%	\$6,365	\$0
4	\$6,556	100%	\$6,556	\$0
5	\$6,753	100%	\$6,753	\$0
6	\$6,956	100%	\$6,956	\$0
7	\$7,164	100%	\$7,164	\$0
8	\$7,379	100%	\$7,379	\$0
9	\$7,601	100%	\$7,601	\$0
10	\$7,829	100%	\$7,829	\$0
TOTAL	\$68,783		\$68,783	\$0



## MEMORANDUM

**TO:** Columbus City Council Members  
**FROM:** Jeff Bergman  
**DATE:** January 13, 2015  
**RE:** VAC-14-03: Washington – 12<sup>th</sup> Street Alley Vacation

The Planning Department has received an application from Matthew Battin for the vacation of a small area of right-of-way adjacent to his property at 1207 Washington Street. This right-of-way consists of a 3.2 foot wide strip of ground that runs along the north side of Mr. Battin's lot between Washington Street and the north-south alley to the east. This right-of-way was originally platted as part of the Thomas Hayes Addition to the City of Columbus in 1875. It is assumed that this right-of-way was intended to serve as a portion of a future alley, the remainder of which would have been platted later with the property to the north. The remainder of the alley right-of-way was never platted, leaving the 3.2 foot wide, unusable strip of land.

This proposed right-of-way vacation was reviewed by the City's Plat Committee (which includes City departments and local utilities). None of the participants indicated any objections to the right-of-way vacation. The adjoining property owner to the north has also been notified.

Attached to this memorandum for your reference are: (1) an ordinance vacating the right-of-way and (2) an exhibit showing the right-of-way to be vacated and its context. Please feel free to contact me with any questions you may have.

ORDINANCE NO.: \_\_\_\_\_, 2015

**AN ORDINANCE VACATING PUBLIC RIGHT-OF-WAY**

**To be known as the: Washington – 12<sup>th</sup> Street Alley Vacation  
Plan Commission Case No.: VAC-14-03**

**WHEREAS**, the Common Council of the City of Columbus, Indiana, has received a petition to vacate existing right-of-way in the City of Columbus, Indiana pursuant to IC 36-7-3-12, and;

**WHEREAS**, the Common Council has held a legally advertised public hearing on said vacation petition, as required by IC 36-7-3-12, and has found that the requested vacation should be granted.

**NOW, THEREFORE, BE IT ORDAINED** by the Common Council of the City of Columbus, Indiana, as follows:

**SECTION 1: Right-of-way Vacated**

The following described right-of-way shall be vacated:

*ALL OF THAT 3.2 FEET WIDE PLATTED ALLEY LYING NORTH OF LOT 52 AS SHOWN ON THE PLAT OF "THOMAS HAYES ADDITION" RECORDED SEPTEMBER 17, 1875 IN PLAT BOOK "B", PAGE 64 IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA.*

**SECTION 2: Effective Date**

This ordinance shall take effect upon the recording of documents required by the City of Columbus Subdivision Control Ordinance (a plat providing for the allocation of the vacated right-of-way among adjoining properties).

**ADOPTED**, by the Common Council of the City of Columbus, Indiana, this \_\_\_\_\_ day of \_\_\_\_\_, 2015, at \_\_\_\_\_ o'clock \_\_\_\_\_.m., by a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

\_\_\_\_\_  
Presiding Officer

**ATTEST:**

\_\_\_\_\_  
Luanne Welmer  
Clerk-Treasurer of the City of Columbus, Indiana

Presented to me, the Mayor of Columbus, Indiana, the \_\_\_\_\_ day of \_\_\_\_\_, 2015, at \_\_\_\_\_ o'clock \_\_\_\_\_.m.

\_\_\_\_\_  
Kristen S. Brown  
Mayor of the City of Columbus, Indiana



**VAC-14-03: Washington – 12<sup>th</sup> Street Alley Vacation**



**ORDINANCE NO. \_\_, 2015**

**AN ORDINANCE PROVIDING FOR THE ADDITIONAL APPROPRIATION  
OF FUNDS FOR THE BUDGET YEAR 2015**

**WHEREAS**, the Indiana General Assembly has adopted a policy to grant local units of government all powers that they need for the effective operation of government as to local affairs through Indiana Code 36-1-3-2; and

**WHEREAS**, it is necessary to appropriate funds from the Unsafe Building Fund in the maximum amount of \$100,000 to address unsafe buildings in our community pursuant to Columbus Municipal Code 15.20 and I.C. 36-7-9 *et seq.*; and

**WHEREAS**, there are additional funds in the amount of \$100,000 available for these purposes and these funds must be appropriated for these purposes before they can be spent.

**NOW, THEREFORE, BE IT ORDERED AND ORDAINED BY THE COMMON COUNCIL OF THE CITY OF COLUMBUS, INDIANA**, that the funds in the amount of One Hundred Thousand Dollars (\$100,000.00) shall be paid during the 2015 budget year and the same is hereby appropriated and ordered to be paid from the Unsafe Building Fund for the City of Columbus, Indiana and for the purposes of addressing unsafe buildings pursuant to Columbus Municipal Code 15.20 and I.C. 36-7-9 *et seq.*

**BE IT FURTHER ORDAINED**, that the above additional appropriation shall be effective as of the date of adoption of this Ordinance.

**BE IT FURTHER ORDAINED**, that the Clerk Treasurer and the Mayor be and are hereby authorized and empowered and directed to take any and all further actions necessary to effect these additional appropriations.

**ADOPTED**, by the Common Council of the City of Columbus, Indiana, this \_\_\_\_ day of \_\_\_\_\_, 2015 at \_\_\_\_\_ o'clock P.M. by a vote of \_\_\_\_ ayes and \_\_\_\_ nays.

\_\_\_\_\_  
Presiding Officer

**ATTEST:**

\_\_\_\_\_  
Luann Welmer  
Clerk Treasurer, City of Columbus, Indiana

Presented to me, the Mayor of Columbus, Indiana, the \_\_\_\_ day of \_\_\_\_\_, 2015 at \_\_\_\_\_ o'clock P.M.

\_\_\_\_\_  
Kristen Brown  
Mayor, City of Columbus, Indiana